

STAFF REPORT

To: Southern Shores Planning Board
Date: July 19, 2021
Case: TCA-21-06
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Town of Southern Shores

Requested Action: Amendment of the Town Subdivision Ordinance by amending Section 30-96, General Requirements

ANALYSIS

At the May 17, 2021 Planning Board meeting, the Board recommended conditional approval of PSP-21-01, a preliminary subdivision plat to subdivide the property located at 279 Hillcrest Dr. At the June 1, 2021 Town Council meeting, the Town Council conditionally approved PSP-21-01 and instructed the Planning Board to recommend a Town Code amendment that would eliminate the possibility of subdividing property that does not have frontage on a public or private street. At the June 21, 2021 Planning Board meeting, Town Staff provided and the Planning Board recommended approval of ZTA-21-07, Lot Access Requirements. After further review of ZTA-21-07, it was determined that the ZTA would render existing lots with frontage on an easement nonconforming and the Town Council took no action on it at the July 6, 2021 Town Council meeting. Town Staff is now suggesting TCA-21-06 which removes the possibility of creating a new lot or lots that only have frontage on an easement.

The Town's currently adopted Land Use Plan contains the following Policy that is applicable to the proposed TCA:

- **Policy 2:** The community values and the Town will continue to comply with the founder's original vision for Southern Shores: a low-density residential community comprised of single-family dwellings on large lots (served by a small commercial district for convenience shopping and services located at the southern end of the Town. This blueprint for land use naturally protects environmental resources and fragile areas by limiting development and growth.

RECOMMENDATION

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Land Use Plan and Town Staff recommends approval of the proposed TCA.